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ABSTRACT

Designed for Washington State's decision makers and the trustees and administrators of the community college system, this report extracts information from the community college system's 1985-87 capital budget request and 1985-91 capital master plan to provide a brief description of the budget and plan. Introductory material discusses the inadequacy of capital funding for the community colleges, the importance of a reliable long-range source of funds for capital spending, and the role of the budget request and master plan in projecting needs. Next, highlights from the capital budget request and master plan are presented, quoting from sections on objectives, student demand, funding, and the 6-year (1985-91) capital plan. Background information and a summary of the capital master plan for the system are presented, noting the significant features of the plan and its objectives and offering information on student demand and enrollment forecasts; the impact of enrollment on facility needs; and funding through tuition, general obligation bonds, and other needed sources. Next, an overview is provided of the capital plan, including information on repair and renovation projects (capital renewal) and new-space projects (capital improvement) and on funding requests for 1985-87, 1987-89, and 1989-91. Information is provided on the projects prioritized for 1985 in the 1985-87 capital request. Finally, lists are provided of 1985 and 1987-89 capital projects. (HB)

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1984-85 Community College Catalog Report

MANAGEMENT SUMMARY

JC 840 612

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1985-91 COMMUNITY COLLEGE

CAPITAL MASTER PLAN

MANAGEMENT SUMMARY

Extracted from the 1985-87 capital budget request and 1985-91 capital master plan for the Washington Community College System adopted by the State Board for Community College Education and submitted to Governor John Spellman for presentation to the 1985 Legislature.

STATE OF WASHINGTON
STATE BOARD FOR COMMUNITY COLLEGE EDUCATION

319 Seventh Avenue, Olympia, WA 98504

Dorothy Plath, Chair
John N. Terrey, Executive Director

Preface

In preparing for the 1985 legislative session, the Washington community college system has identified capital funding and the capital budget request as the highest priority needs of Washington's 27 community colleges.

Washington's community colleges have been for the most part, limited to a single, inadequate source of capital funding since they were separated from the public school system in 1967. Since then, the principal capital fund source has been the tuition portion of student tuition and fees. This source has been exhausted for several years. Consequently, Washington's community college system is the only branch of the state's education system without a dedicated source of capital funds.

As a direct result of this lack of funds, only five major improvements have been authorized for Washington's 27 community colleges in the past nine years and none have been approved since 1979. Current capital funding is inadequate even to maintain, remodel and repair existing facilities, let alone provide desperately-needed new construction.

Yet the $128.6 million capital request for the community college system for 1985-87 averages only $4.76 million for each community college, a fraction of what is routinely provided for public school districts and four-year institutions.

During the nine years community colleges have been virtually without new construction, rapid changes in technology and the job market have necessitated new educational programs, particularly those designed to prepare students for jobs.

The community college system performs a primary role in providing education and training geared to the recovery and redevelopment of Washington's economy. The advent of high technology industry requires sophisticated new kinds of education and training utilizing expensive facilities and equipment.

If the community college system is to fulfill its potential contribution to Washington's economic development, it must be provided with adequate facilities and a reliable, long-range source of funds with which to pay for them now and in the future.

It is the purpose of this document, which is extracted from the community college system's 1985-87 capital budget request and 1985-91 capital master plan, to describe the budget and plan as briefly as possible to the state's decision-makers and to the trustees and administrators of the community college system.

HIGHLIGHTS

1985-87 Capital Budget Request and Funding Proposal

1985-91 Capital Master Plan

Objectives (page 1)

- To provide adequate funding for emergency repairs, other needed repairs and minor improvements, adequate routine maintenance, avoidance of facility deterioration, cost-effective energy conservation improvements, better use of existing space and minor improvements of existing sites and facilities.
- To obtain a major new source of capital funding to meet the continuing need for major improvements and new facilities and to achieve appropriations requested from such funds.

Student Demand (page 1)

- For most campuses the projected 1984-90 increase in daytime, on-campus enrollment averaging 8.5 percent will not generate demand for new projects so much as it will require slight enlargement of new facilities already identified as needed to serve current students and programs.

Funding (page 3)

- The 1985-87 capital request recommends three sources of funds for capital needs totalling approximately $128.6 million:

Source	Amount	Purpose
Increase in the portion of student tuition and fees which is earmarked for capital.	$10.1 million	Repairs/minor improvements, emergency funds, critical repairs.
General obligation bonds approved by the Legislature.	$22.0 million	General repair projects, energy conservation, facility renovation.
A new source, such as a statewide property tax levy of $ .17 to $ .25 per $1000 of assessed valuation.	$96.5 million	To meet the backlog of large and small new facilities needed to house the enrollments and programs of the late 1980s.

Six-Year Capital Plan (page 4)

	1985-87	1987-89	1989-91
• Capital Renewal (repairs, energy improvements, renovation, remodeling)	$37.8 M	$36.8 M	$30.0 M
• Capital Improvement (minor improvements preplanning, major new projects)	$90.8 M	$92.7 M	$99.6 M
Total Request	$128.6 M	$129.5 M	$129.6 M

1985-87 Capital Request (page 6)

Repairs and minor improvements, emergency funds	$ 3,600,000
25 critical repair projects	6,556,100
38 general repair projects	9,324,500
16 energy conservation measures	2,497,400
42 minor renovations	10,126,000
27 minor remodeling projects	5,680,500
41 minor new space additions and improvements	14,769,900
Preplanning for 1987-89 projects	1,100,000
Subtotal	$ 53,654,400
19 major projects	74,927,000
Total 1985-87 request	$128,581,400

BACKGROUND AND CAPITAL PLAN SUMMARY

Introduction

This report summarizes the capital master plan of the Washington community college system for 1985-91 and outlines the relationship between the role and operations of the 27 community colleges and the capital funding requirements of the system during that period. The master plan reflects several significant factors.

--The plan is new. It describes current capital needs and embodies a newly-revised methodology for prioritizing among the various community college projects.

--The plan proposes the use of three types of funds: an increase in the portion of tuition and fees which is earmarked for capital, the use of general obligation bonds approved by the Legislature, and a major new source.

--The plan establishes for four years--1985-87 and 1987-89--the specific lists of major project requests for the 27 community colleges, and prioritizes those projects along with the repair and minor improvement needs of the community college system.

The specific objectives of the 1985-91 capital program are as follows:

--To provide minimal emergency funds to the State Board to meet unforeseen capital repair requirements that exceed college resources;

--To provide a modest capability for each college to perform other needed repairs and minor improvements;

--To make major progress toward performing adequate routine maintenance;

--To make the repairs needed to prevent facility deterioration and loss of use;

--To make all energy conservation improvements that are cost-effective;

--To make minor remodeling improvements for better use of existing space;

--To make minor improvements as needed to improve existing sites and facilities;

--To identify a major new source of capital funding sufficient to meet the continuing need of the community college system for major improvements and new facilities, and to achieve the requested appropriations therefrom for major new facilities.

Student Demand and Forecasts

Washington's community colleges are required by law to provide comprehensive educational programs for their communities. These include academic transfer studies, vocational education, basic education and high school completion, and courses of a personal enrichment nature. These instructional programs are supported by guidance, counseling and other student services, libraries, administration and plant maintenance.

Needs described in the capital budget request relate primarily to programs offered on-campus in the daytime. Day, on-campus enrollment has remained almost constant as total enrollment declined sharply during the 1981-83 budget cuts; similarily, day, on-campus enrollments are expected to remain stable through most of the decade. Significant enrollment growth is not planned for the community colleges through 1989-90, but some increase can be expected in 1989-90 as program changes and related facilities come "on-line."

Enrollment projections are based on individual district plans, analysis of historical enrollment patterns, and population projections. Community colleges expect to see their student populations change in response to the shift toward an "older" population. Fewer young students will enroll, but a notable increase is expected in adults over age 30 who will be seeking to upgrade their skills and make mid-career changes. This change in student population is expected to have impact on day as well as evening programs, since an increasing share of day, on-campus enrollment has been persons over 30 years of age (19.6 % in 1980; 21.8% in 1983). In addition, an increasing proportion of the full-time equivalent (FTE) enrollment generated by all older students is in day, on-campus courses, (45.5% in 1980; 53.8% in 1983). Even without these trends, a continuation of the current enrollment pattern would offset the decline in younger students with more older students, totalling approximately 62,000 day, on-campus FTEs in 1989-90.

Table 1 contains actual and projected enrollment levels for 1979-80 through 1989-90.

Table 1

Community College FTE Enrollment
1979-80 to 1989-90
(State-Supported Only)

	Year	Annual Average FTEs	Percent Growth	Day-On-Campus FTEs	Percent Day-On-Campus
Actual	1979-80	97,848	9.26	58,806	60.1
	1980-81	100,357	4.02	63,483	63.3
	1981-82	86,101	(14.2)	59,534	69.1
	1982-83	82,110	(4.6)	58,342	71.1
	1983-84	82,317	.3	56,795	69.0
	1984-85	83,000	.8	57,104	68.8
	1985-86	85,314	2.9	58,014	68.0
Forecast	1986-87	87,227	2.2	59,140	67.8
	1987-88	88,308	1.2	59,785	67.7
	1988-89	89,389	1.2	60,427	67.6
	1989-90	90,470	1.2	61,946	68.5

Impact of Enrollment on Facility Needs

For most campuses, the 1984-90 increase in daytime, on-campus enrollment will not generate demand for new projects; rather, the new facilities already identified as needed to serve current students and programs will be planned slightly larger to accommodate modest enrollment growth. Specific vocational programs and facilities, however, are an exception to this factor, as are the initial comprehensive facilities required at Whatcom Community College and South Puget Sound Community College.

Funding

Since 1967, most community college capital appropriations have come from general obligation bond sales repaid from tuition deposits. Enrollment declines since the budget reductions of 1981-83 have caused community college tuition payments to fall to $10.5 million, some $2 million per year less than the amount required to retire bonds already sold. Therefore, new repairs and improvements cannot be funded from student tuition until enrollment once again increases to the 98,000 FTE level or until additional capital funding is obtained.

The 1985-87 capital request identifies three recommended sources of funds for the $128.6 million of capital needs:

Increase in tuition (the portion of tuition and fees which is earmarked for capital).	$10.1 million
Legislatively-approved general obligation bonds.	$22.0 million
New source.	$96.5 million

Tuition: An increase of $20 per quarter (for resident full-time students) in the amount of community college tuition that is pledged to capital would generate approximately $10 million per biennium. This $10 million should be appropriated for the most essential elements of the biennial capital request--repair and minor improvement funds, the State Board emergency fund, and critical repairs. The rationale for this recommendation is that preservation and continued use of existing facilities is an absolute necessity and therefore should be funded from an on-going, assured and self-generated source of income, such as the students using the facilities.

General Obligation Bonds: From the capacity of the legislature to issue general obligation bonds backed by the state general fund, the community college system seeks $21,947,900 in 1985-87 and up to $20 million in each of the subsequent two biennia for general repair projects, energy conservation improvements and facility renovations. The rationale for this fund source is that these expenditures are part of the stewardship required to preserve the state's existing investment in the physical plant and to extend the useful life of existing improvements. This objective is compelling and therefore should be accomplished with funds easily and regularly available to the legislature.

Major New Source: A major new source of funds is needed to underwrite the improvement needs of the 27 community colleges. The community college system has evaluated a large number of potential sources for the $100 million per biennium that is needed to construct the backlog of new facilities required to serve the students of the late 1980s. A very suitable source, from the standpoint of the colleges, is an addition of 17 to 25 cents per $1000 of assessed valuation to the statewide property tax levy. This would generate the $100 million per biennium needed to construct the major projects requested, either on a fully pay-as-you-go basis (25 cents) or with a combination of bonding and pay-as-you-go through 1989-91 and pay-as-you-go thereafter (17 cents). If sufficient capital funding from other sources is not forthcoming in the 1985 legislative session, the community college system plans to propose the property tax levy because it appears to best meet the community college system need for an adequate, reliable, long-range source of capital funds.

The major capital improvements needed by the community college system are discretionary in the sense that they improve rather than preserve existing programs and facilities. The tuition and general obligation bond funds will meet the needs of the system for repair and renovation. Therefore, the search for a major new source can be pursued with the people and leaders of the state without risking (in the meantime) the system's capability to fix roofs and replace heating systems.

No major new facilities have been provided for any community college in six years. The need for major capital funding in the state's community college system will exist until needed facilities are funded and built. Ignoring the needs will not make them disappear. The community college system will seek a suitable source of capital support until its facility needs are met.

SIX-YEAR CAPITAL PLAN

The state recognizes two types of capital projects: **capital** renewal--to restore a facility or system to its intended state of operation, and **capital** improvement--to add or create new capacity, functions or use.

Capital Renewal (repair and renovation projects). The 27 community colleges have a wide variety of physical plant characteristics. The older colleges have functionally obsolete buildings that must be replaced or remodeled. Individual older buildings have obsolete electrical and worn-out mechanical components that must be upgraded or replaced. Colleges built in the 1960s need major roof replacements. Roof repairs, sealing of masonry exteriors and normal repairs of heating, ventilation and air-conditioning components are an ongoing requirement for a community college system occupying over 8 million square feet of state-owned buildings. Other capital renewal requests include (1) repair and minor improvement (RMI) funds to be allocated to each district to meet unforeseen minor repair needs, (2) State Board for Community College Education emergency repair funds to resolve extraordinary facility problems, and (3) energy conservation projects which invest in cost-effective energy conservation measures and provide pay-back periods of five years or less.

Capital Improvement (new-space projects). Except for five major improvements in 1979, the community colleges have had no major new construction projects funded since 1975. Yet during this period, the community college system has committed itself to provide the education and training needs necessitated by the state's economic redevelopment. High technology industry and its sophisticated training requirements has become an important factor in Washington's economy and community colleges have addressed these critical needs with new educational programs. But these efforts continue to be inhibited by inadequate facilities. Almost all the colleges have severe shortages of several types of campus space. These shortages are measured by the Capital Analysis Model (CAM), and projects to add space are sized so as not to exceed the CAM entitlement (space per FTE student) for that campus and its specific daytime, on-campus enrollment.

Budget Request. For the six years of the 1985-91 capital plan, capital funding needs are outlined below. The 1985-87 request is composed of specific repair projects and minor and major improvements. For 1987-89, the list of major projects is set; the repair and minor improvement categories are estimated. For 1989-91, each category is estimated.

	Funding Required by Biennium		
Capital Renewal	1985-87	1987-89	1989-91
RMI funds	$ 3,100,000	$ 3,300,000	$ 3,500,000
SBCCE emergency repair fund	500,000	500,000	500,000
Repair projects	15,880,600	16,000,000	14,000,000
Energy conservation measures	2,497,400	2,000,000	1,000,000
Renovation & remodels	15,806,500	15,000,000	11,000,000
Subtotal, all capital renewal	$ 37,784,500	$ 36,800,000	$ 30,000,000
Capital Improvement			
Minor improvements	$ 14,769,000	$ 17,000,000	$ 15,000,000
Preplanning	1,100,000	1,200,000	1,000,000
Major projects	74,927,000	74,538,000	83,600,000
Subtotal, all capital improvement	$ 90,796,900	$ 92,738,000	$ 99,600,000
TOTAL, ALL FUNDING	$128,581,400	$129,538,000	$129,600,000

1985-87 CAPITAL REQUEST

Introduction

The $128,581,400 of capital funds to be requested in 1985 will underwrite 189 repair and minor projects, 19 major projects, preplanning and the normal repair and miror improvement and emergency fund appropriations. The components of the 1985-87 request are described briefly in the following pages.

Prioritizing of these needs has been done by the SBCCE, following the recommendations of the community college system. The methodology for prioritizing the major projects establishes a ranking score for each project. The score is a composite of four factors: the type(s) of space in the project (according to overall system space priorities), quantitative shortage (on that campus) of those specific types of space, the overall shortage of space on the campus, and the priority judgment (first, second, or third) of the local board of trustees. The minor projects and repairs are prioritized by category, and within each category according to local needs and a hierarchy established by the Office of Financial Management (OFM)--(1) life/safety or program continuity, (2) cost deferral or avoidance, (3) new program capacity, and (4) other state objectives.

Capital Renewal Requests

The following funding requests comprise the $37,784,500 of prioritized capital renewal projects needed in 1985 by the community college system.

Project Description	Amount
RMI (repair and minor improvement) funds are allocated annually by the State Board to each community college district to make repairs and minor improvements to facilities. RMI projects are typically too small to be included or anticipated for line-item funding in a capital budget and are too expensive to be funded from operating or plant maintenance funds.	$3,100,000
SBCCE emergency repair fund is to be reserved by the SBCCE for allocation only when a facility emergency is beyond the financial capability of a community college district.	$500,000
Critical repair projects on 17 campuses: Design and construction of 25 repair project, are needed immediately to repair or replace roofs (8), repair or replace heating/cooling system components (6), repair electrical and mechanical systems (3), seal exterior walls and walkways (3), install fire alarm or fire response systems (3), repair a floor structure (1), and raze an unsafe structure (1). These projects will maintain or extend the useful life of existing facilities. See listing on page 12.	$6,556,100
General repair projects on 20 campuses: Design and construction of 38 repair projects are needed in 1985 to repair/replace roofs (22), repair/improve heating, ventilation and air-conditioning systems (7), repair walks/courts/tracks (6), repair walls (5), repair electrical or mechanical systems (4) and repair/replace doors/windows/hardware, pay LID assessments (2). These projects will maintain or extend the useful life of existing buildings and site improvements. See listing on pages 13 and 14.	$9,324,500
Energy conservation projects on 11 campuses: Design and construction of these 16 energy conservation projects will reduce significantly the future expenditures for energy, mostly in the heating and cooling of facilities. Each of these projects has a basic payback period of less than five years. The projects involve modifications to heating and cooling systems, installation of energy management control systems, relamping and door and window improvements. See listing on page 15.	$2,497,400
Minor renovation projects on 21 campuses: Design and construction of these 42 minor renovation projects will preserve or extend the useful life of existing facilities, primarily for existing uses. The types of renovations include general interior refurbishing (12), improvements to heating, ventilation and air-conditioning system components (6), improvements to electrical or mechanical systems (5), replacement of floor covering (5), improvement of windows/doors/hardware (5), restoration of shower/locker rooms (3), acoustical improvements (2), site renovations (2), and replacement of telephone system (1). See listing on pages 16 and 17.	$10,126,000

Project Description	Amount
Minor remodel projects on 15 campuses: Design and construction of these 27 minor remodel projects will provide improved partitioning, and provide refurbishing, capital equipment and furnishings in existing areas for existing programs including eight instructional, four general, four student activities centers and three administrative areas; two theaters, one gym, and one library; and in existing areas for new programs including three instructional and one student activity area center. See listing on pages 18 and 19.	$ 5,680,500
TOTAL REQUEST FOR CAPITAL RENEWAL IN 1985	$37,784,500

Capital Improvement Requests

The following funding requests are for minor and major improvement projects totaling $89,696,900 plus $1,100,000 for preplanning of 23 major projects planned for 1987 funding. These projects are listed as prioritized by the community college system.

Project Description	Amount
Minor improvement projects on 25 campuses: Design and construction of these 41 minor improvement projects will provide small additions to existing buildings (19), small new facilities (9), new site improvements (5), interior improvements (4), or the purchase of facilities already used (under contract) by a college (1). Of these projects, 13 are for instructional facilities, 19 are for support activities, and nine are site or equipment improvements. See listing on pages 20 and 21.	$14,769,900
Preplanning and preliminary design funds for 23 major projects scheduled for 1987 funding. See listing of proposed projects on page 22.	$1,100,000
Whatcom Community College: Construct and equip a core facility of 43,354 gross square feet to centralize the administrative, student services, and selected instructional activities of Whatcom Community College. The core facility will replace existing inadequate leased space and will serve students better by bringing core classes and student services to a single location. Includes space for instruction, faculty offices, library, administration and student services. The site for the facility has been donated to the state and is acceptable to Whatcom Community College and the State Board; expansion property for future growth is available under option. Design funds were appropriated by the 1984 Legislature. The project would also provide for a minimal remodel of state-owned space now used for administration.	$4,933,000

Project Description	Amount
South Puget Sound Community College: Design, construct and equip a 49,380 sq.ft. facility to accommodate a learning resource center, administrative functions, general classrooms and student services. The new facility is essential to house the newly-instituted comprehensive academic program and related support functions such as the library. The project also includes major remodeling of existing permanent space for reuse as a food service facility and for student activities. The project includes the initial site development (roads, bridges, utilities, pathways) for the newly-acquired 31-acre expansion site for the SPSCC campus. Vacation of space in existing relocatables (into the new facility) will allow for vocational program expansion and new faculty offices in existing space.	$ 7,862,000
Skagit Valley College: Design, construct, and equip a technical education building. The project upgrades obsolete science space and houses new computer-related instruction programs. The building will contain vocational space, replacement faculty offices, and general classroom space. Design, construct, and equip a related remodel of Angst Hall, the SVC science building, to update science labs needed to support the tech programs. Computer facilities in the new building will serve programs in both facilities. Developmental education and agricultural tech instruction will be housed in remodeled space in Angst Hall.	$ 4,197,000
Grays Harbor College: Design construct, and equip a 9,000 sq. ft. heavy equipment building to house diesel mechanics instruction. The project will provide on-campus space for this existing program and will provide a better tie between the program and other campus services. The building will be of steel frame construction, insulated, and appropriate to the program use.	$ 755,000
South Seattle Community College: Design, construct, and equip a heavy equipment building for diesel/heavy equipment mechanics, commercial truck/trailer rebuild, and auto body repair programs. The project will provide adequate space for the first time for the large numbers of students enrolled in these programs. Remodel 15,145 sq. ft. of vocational space to house civil engineering tech, computer engineering tech, digital control tech, robotics, pre-engineering, synthetic materials/manufacturing, cosmetology, business/accounting, and office occupations programs. Site work includes replacement of parking spaces lost to the new building site, large storage yard, and related drainage, security and screening requirements.	$ 6,118,000
Walla Walla Community College: Design, construct, and equip a 28,000 sq. ft. agricultural tech building to house vocational labs and shops, faculty offices and study space for the following programs: production agriculture, irrigation tech, agri-business, carpentry, industrial maintenance tech, electricity/electronics, and farm management. The project provides adequate space for the first time for these existing programs. Existing space temporarily and inadequately housing these programs will be used for expansion of agricultural mechanics instruction, cosmetology, and business and commerce/computer training.	$ 3,430,000

Project Description	Amount
Columbia Basin College: Design, construct, and equip a 19,520 sq. ft. science building to house science labs, faculty offices, and lecture space. The project provides additional space for vocational programs and will replace obsolete science labs. It will allow the razing of two existing relocatables that house vocational instruction and includes the remodel of the existing science building to house office occupations and mid-management programs. Space vacated by mid-management will be used in apprentice training.	$ 2,994,000
Fort Steilacoom Community College: Replace Relocatables. The relocatables cannot be maintained at reasonable cost; replacement per the college master plan is a fiscal necessity and will provide a much improved instructional environment. Design, construct and equip the planned two-level science wing extension, to enclose covered (ground-level) space at Unit B and do minor remodeling of Unit B to house classroom space, science labs (geology, archaeology/anthropology), faculty offices, lounge, and dental hygiene instruction. This construction will allow razing of the worn-out relocatables.	$ 4,787,000
Wenatchee Valley College: Design, construct, and equip an 8,500 sq. ft. vocational training facility to house various and changing vocational programs in highly flexible space. Initial programs are tree fruit technology, small farm management, apprentice programs, and general mechanics/building trades. Existing leased space for apprentice programs then can be relinquished.	$ 1,044,000
Edmonds Community College: High Tech Labs. The project meets instructional needs of local industry and students. Design, construct, and equip a 42,830 sq. ft. lab/classroom building and a 3,150 sq. ft. boilerhouse addition; the lab facility is to accommodate computer science, energy management, computer service tech, computer maintenance, electronics manufacturing, drafting, construction, electronic technician, telecommunications, computer-assisted design, word processing, faculty offices, and student services and administrative space.	$ 5,570,000
Clark College: Design, construct, and equip a learning resource center to house library stack, study, and reading areas, technical services, circulation, reference, periodicals, computer resources, tutoring, and staff offices and lounge space. Remodel the existing library for expansion of student activities and student services. The project will provide an adequate-sized center for the first time and will provide needed expansion area for the other support services.	$ 5,522,000
Centralia College: Design, construct, and equip a learning assistance resource center of 35,700 sq. ft. to house stack, study, reading, technical services, and circulation functions of the library, audio-visual and media activities, and to accommodate basic skills labs and student services--both of which are essential to good student testing and assessment as well as improvement of study skills. The existing library space, inadequate for a learning resource center, will be remodeled to expand the adjacent student center and for consolidation of administrative offices.	$ 5,292,000

Project Description	Amount
Wenatchee Valley College: Design, construct, and equip a vocational/science facility of 13,826 sq.ft. to house biology, chemistry, and physics labs, plus health tech programs in radiology and medical lab tech. This project will replace obsolete science labs. Existing space used by these programs will be remodeled to house needed vocational program growth in business management, office practice and computer operations, plus a math lab. Adequate storage, especially for volatile materials, will be constructed in the new facility.	$ 2,420,000
Spokane Community College: Apprentice Facility. Purchase the Wagstaff Building (approximately 40,000 sq. ft. plus two acres) at North 2110 Fancher Road for continued use to house the following apprenticeship training programs: asbestos, boilermakers, building trades, carpenters, cement finishers, electrical, homebuilders, ironworkers, linemen, machinists, operating engineers (heavy equipment), plumbers/pipefitters, roofers, and sheet metal workers. The existing facility is ideal for this purpose, is in reasonable condition, and would be very cost-effective.	$ 900,000
Highline Community College: Tech Labs. Design, construct, and equip a 17,966 sq.ft. building to house technical core classes, engineering, drafting, computer-assisted design, computer labs, one general classroom, and five faculty offices. Two existing drafting labs would become general classrooms. Technical core teaching will emphasize "systems" and develop technical knowledge of electricity, electronics, mechanics, fluids, hydraulics, thermal principles, communications, and computer applications.	$ 2,635,000
Spokane Falls Community College: Engineering Tech Building. Design, construct, and equip a 41,300 sq.ft. facility to house engineering, physics, computer science, math, telecommunications, and microprocessor programming instruction. These programs are all unhoused or are inadequately housed in various locations, but are related and should be consolidated. Spaces will include three skills labs, four science labs, five vocational labs, storage and preparation areas, computer terminal spaces, and faculty offices.	$ 5,268,000
Spokane Community College: Design, construct, and equip an addition of 36,400 sq. ft. to the learning resource center, plus remodel the existing building as required. The resulting facility will be a learning center, providing a wide variety of materials--print, audio-visual, new sources--and a guidance/career counseling center. The project will provide adequate LRC space for SCC students, as per system standards.	$ 5,050,000
North Seattle Community College: Construct and equip a physical education facility. The project provides space for college and community use that is not available off-campus. Design was funded by a 1979 capital appropriation and the project is ready to bid. The 40,000 sq.ft. facility is intended primarily for teaching and lifetime recreational activity. It includes two exercise rooms, four racquetball courts, main and auxiliary gyms and related shower and locker room support spaces. Some outdoor facilities will also be developed.	$ 5,123,000

Project Description	Amount
Yakima Valley College: Design, construct, and equip a multi-purpose instructional facility on a state-owned site near Sunnyside. This facility will help fill a long-recognized need for adequate post-secondary educational facilities for the people of Sunnyside and the Lower Yakima Valley. The building will house classrooms, offices, a computer lab and a multi-purpose lab. Programs to be housed are continuing education and extension classes for the Sunnyside area, short courses and preparatory vocational training in agricultural fields, science and computer courses, and transfer (academic) classes.	$ 1,027,000
TOTAL REQUEST FOR CAPITAL IMPROVEMENT IN 1985	$90,796,900

CRITICAL REPAIR PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
A 0 1	Skagit V.	roof repair	$ 191,800
A 0 2	Spokane Falls	fire alarm improve.	62,700
A 0 3	Walla Walla	roof replacement	236,000
A 0 4	Shoreline	roof replacement	718,000
A 0 5	Spokane	roof replacement	25,900
A 0 6	Lower Columbia	roof replacement	351,600
A 0 7	Olympia Tech.	heat pump replacement	268,600
A 0 8	Wenatchee V.	boiler replacement	50,400
A 0 9	Centralia	demolition	37,800
A 1 0	Seattle Central	roof repair	224,000
A 1 1	Yakima V.	roof replacement	216,000
A 1 2	Green River	elec/mech repairs	54,600
A 1 3	Highline	elec/mech repairs	72,300
A 1 4	Bellevue	seal walkways	180,500
A 1 5	Clark	repair floor	64,200
A 1 6	South Seattle	replace chiller	118,800
A 1 7	Olympic	seal walls	220,400
A 1 8	Clark	install fire lines	82,800
A 1 9	Green River	replace heat lines	331,400
A 2 0	Centralia	roof replacement	143,500
A 2 1	Shoreline	replace heat system	2,689,000
A 2 2	Spokane	fire alarm improve.	33,200
A 2 3	Skagit V.	tunnel/drain repairs	88,300
A 2 4	Clark	seal walls	58,000
A 2 5	Centralia	replace water lines	36,300
		TOTAL, 25 PROJECTS	$6,556,100

GENERAL REPAIR PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
B 0 1	Skagit V.	heating repairs	$ 92,700
B 0 2	Spokane	loop service for primary electrical	1,068,700
B 0 3	Whatcom	replace heat pumps	47,100
B 0 4	Spokane Falls	roof replacement	323,400
B 0 5	Tacoma	completion of HVAC replacement	1,140,800
B 0 6	Seattle Central	repair exterior of Edison No.	653,700
B 0 7	Bellevue	elec/mech repair	214,700
B 0 8	Green River	roof replacement	249,300
B 0 9	Lower Columbia	heat system connection	40,100
B 1 0	Edmonds	seal walls and walkways	129,300
B 1 1	Everett	repair of pool equipment	160,100
B 1 2	Highline	roof replacement	505,100
B 1 3	Grays Harbor	roof/gutter repair	216,900
B 1 4	Olympia Tech	road assessment	156,400
B 1 5	Clark	replace hardware	26,600
B 1 6	Yakima V.	repair sidewalks	32,300
B 1 7	Wenatchee V	roof replacement	524,700
B 1 8	Columbia Basin	street assessment	40,000
B 1 9	Olympic	roof repair/replacement	368,900
B 2 0	Walla Walla	repair showers/HVAC	63,900
B 2 1	Grays Harbor	repair stairs	45,500
B 2 2	Spokane Falls	repair HVAC	105,200
B 2 3	Spokane	roof repair/replace	554,900
B 2 4	Skagit V	seal walls	70,700
B 2 5	Everett	replace window glass	56,300

GENERAL REPAIR PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
B 2 6	Highline	seal walls	$ 71,600
B 2 7	Walla Walla	repair doors	63,400
B 2 8	Bellevue	repair drain/site	174,100
B 2 9	Tacoma	roof replace/repair	502,900
B 3 0	Lower Columbia	roof replacement	389,900
B 3 1	Clark	roof repair	43,900
B 3 2	Spokane Falls	repair site/courts/track	168,800
B 3 3	Skagit V.	repair heat & water lines	84,800
B 3 4	Everett	repair walls,walks	172,600
B 3 5	Spokane	repair HVAC	187,500
B 3 6	Lower Columbia	repair walkways	152,100
B 3 7	Everett	roof repair/replace	399,900
B 3 8	Spokane	repair walks	25,700
		TOTAL, 38 projects	$9,324,500

ENERGY CONSERVATION PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
C 0 1	Green River	Completion of Energy Management and Control System	$ 106,700
C 0 2	Wenatchee Valley	Energy Conservation Measures	16,500
C 0 3	North Seattle	HVAC Modifications	226,500
C 0 4	Highline	Energy Conservation Measures	174,900
C 0 5	Clark	Energy Conservation Measures	59,400
C 0 6	Skagit Valley	Energy Conservation Measures	123,800
C 0 7	Everett	Energy Management & Control System	132,300
C 0 8	Seattle Central	Energy Conservation Measures	202,600
C 0 9	Yakima Valley	Energy Conservation Measures	236,600
C 1 0	Spokane	Energy Conservation Measures	108,300
C 1 1	Edmonds	Energy Conservation Measures	107,400
C 1 2	Highline	Energy Conservation Measures	504,300
C 1 3	Green River	Energy Conservation Measures	46,000
C 1 4	Edmonds	Energy Management & Control System	283,400
C 1 5	Everett	Energy Conservation Measures	153,200
C 1 6	Edmonds	Energy Conservation Measures	15,500
		TOTAL, 16 PROJECTS	$2,497,400

MINOR RENOVATION PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
D 0 1	Centralia	renovate HVAC	$ 182,600
D 0 2	Yakima Valley	install boiler	244,800
D 0 3	Everett	replace floor/window coverings	171,200
D 0 4	Seattle Central	replace carpet	489,100
D 0 5	Spokane Falls	replace carpet	41,400
D 0 6	Spokane	acoustical improvement	50,100
D 0 7	Highline	renovate student center	140,800
D 0 8	Grays Harbor	renovate gym	230,600
D 0 9	Tacoma	replace telephone system	292,200
D 1 0	Columbia Basin	replace HVAC elements	185,500
D 1 1	Bellevue	replace carpet	232,100
D 1 2	Edmonds	replace carpet	132,600
D 1 3	Lower Columbia	renovate Old Main	495,400
D 1 4	Wenatchee Valley	replace doors	95,000
D 1 5	Walla Walla	renovate drives/walks	189,300
D 1 6	Ft. Steilacoom	renovate labs	506,800
D 1 7	Big Bend	replace heat systems	323,100
D 1 8	Green River	re-key buildings	25,900
D 1 9	Skagit Valley	renovate gym	242,100
D 2 0	Clark	renovate interiors	326,500
D 2 1	North Seattle	sound-proofing	122,000
D 2 2	Green River	replace elec/mech	60,800
D 2 3	Spokane Falls	renovate interiors	489,400
D 2 4	Highline	renovate interiors	189,700
D 2 5	Yakima Valley	renovate mech.	235,700

MINOR RENOVATION PROJECTS (cont.)

1985 Capital Priority	College	Project Title	1985 Appropriation
D 2 6	Clark	renovate walks,courts	$ 277,900
D 2 7	Centralia	double-entries	42,100
D 2 8	Wenatchee Valley	renovate HVAC	85,200
D 2 9	Everett	renovate science building	492,900
D 3 0	Walla Walla	renovate Clarkston Building	498,200
D 3 1	Spokane	replace carpet	67,100
D 3 2	Lower Columbia	renovate gym	215,400
D 3 3	Columbia Basin	replace HVAC	231,600
D 3 4	Ft. Steilacoom	renovate interiors	483,900
D 3 5	Grays Harbor	renovate elec.	119,500
D 3 6	Lower Columbia	renovate science building	188,900
D 3 7	Everett	renovate interiors	497,800
D 3 8	Highline	renovate fenestration	451,100
D 3 9	Clark	renovate fenestration	302,300
D 4 0	Everett	renovate water lines	125,100
D 4 1	Lower Columbia	renovate voc. building	231,900
D 4 2	Everett	renovate lighting	120,400
		TOTAL -- 42 PROJECTS	$10,126,000

MINOR REMODEL PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
E 0 1	Bellevue	remodel labs,classrooms	$ 245,300
E 0 2	Clark	remodel gym	344,400
E 0 3	Green River	remodel counsel. center	111,600
E 0 4	Spokane Falls	remodel doorways	150,500
E 0 5	Tacoma	remodel theater	416,400
E 0 6	North Seattle	remodel theater	171,200
E 0 7	Lower Columbia	remodel restrooms	84,900
E 0 8	Everett	remodel food service area	178,100
E 0 9	Edmonds	remodel food service area	271,800
E 1 0	Spokane	remodel ag. sci. lab	91,900
E 1 1	Grays Harbor	remodel for voc. instruc.	61,300
E 1 2	Seattle Central	remodel Broadway-Edison	481,600
E 1 3	Ft. Steilacoom	remodel for develop. educ.	287,100
E 1 4	Olympic	remodel welding lab	96,100
E 1 5	Yakima V.	remodel balconies	351,600
E 1 6	Clark	remodel art building	171,600
E 1 7	Tacoma	remodel science/classrooms	481,600
E 1 8	Grays Harbor	remodel counsel. center	45,400
E 1 9	Bellevue	remodel library	209,800
E 2 0	Seattle Central	remodel student center	495,500

MINOR REMODEL PROJECTS (cont.)

1985 Capital Priority	College	Project Title	1985 Appropriation
E 2 1	Spokane	remodel doorways	$ 140,200
E 2 2	Yakima Valley	remodel instruct. bldg.	196,800
E 2 3	Green River	remodel science	41,900
E 2 4	Bellevue	remodel student center	361,000
E 2 5	Clark	remodel for lecture hall	66,000
E 2 6	Seattle Central	remodel North Plaza Bldg.	96,000
E 2 7	Green River	remodel student center	30,900
		TOTAL, 27 PROJECTS	$5,680,500

MINOR IMPROVEMENT PROJECTS

1985 Capital Priority	College	Project Title	1985 Appropriation
F 0 1	Whatcom	purchase & improve site	$ 71,600
F 0 2	Walla Walla	purchase Clarkston bldg.	500,000
F 0 3	Green River	construct library mezz.	350,300
F 0 4	Lower Columbia	install communic. system	206,800
F 0 5	Peninsula	purchase dorm	52,000
F 0 6	Ft. Steilacoom	construct library mezz.	218,000
F 0 7	Shoreline	equip auto mech instruct. bldg.	486,500
F 0 8	Clark	construct maint/storage bldg.	502,600
F 0 9	Seattle Central	construct instruct facility(Farwest)	502,200
F 1 0	Skagit Valley	constuct admin. office	487,800
F 1 1	Spokane Falls	construct photo lab (instruct)	461,700
F 1 2	Edmonds	construct food svcs. add.	498,300
F 1 3	Olympia Tech	construct canopy	88,400
F 1 4	Wenatchee V.	construct gym addition	376,400
F 1 5	Spokane	construct science facility	505,700
F 1 6	Olympic	construct theater add.	417,100
F 1 7	Centralia	construct voc. instruct. add.	185,400
F 1 8	Yakima V.	drill well, install pumps	244,300
F 1 9	Everett	complete LRC,replace reloc.	497,100
F 2 0	South Seattle	construct canopy	350,300
F 2 1	Highline	construct audit/meeting room	493,500
F 2 2	Grays Harbor	construct receiving/storage	52,500
F 2 3	North Seattle	construct greenhouse	114,200

MINOR IMPROVEMENT PROJECTS (cont.)

1985 Capital Priority	College	Project Title	1985 Appropriation
F 2 4	Bellevue	construct food svcs. add.	$ 471,700
F 2 5	Tacoma	construct library add.	491,200
F 2 6	Spokane Falls	install security/monitor system	269,100
F 2 7	Skagit V.	purchase marine tech bldg.	300,400
F 2 8	Olympia Tech	construct farrier bldg.	286,900
F 2 9	Spokane	construct admin. add.	506,700
F 3 0	Centralia	construct theater add.	494,900
F 3 1	Tacoma	construct storage/shop	486,700
F 3 2	Walla Walla	construct voc. add.	472,600
F 3 3	Lower Columbia	construct restrooms, hall	308,800
F 3 4	South Seattle	construct food svcs. add.	373,100
F 3 5	Green River	construct library add.	496,800
F 3 6	Everett	construct day care center	144,200
F 3 7	Edmonds	construct instruc. expans.	423,300
F 3 8	North Seattle	construct perm. facil at Trident site	494,100
F 3 9	Clark	construct phys. educ. facil.	382,600
F 4 0	Seattle Central	construct Gompers addition	502,000
F 4 1	Bellevue	construct perimeter road	202,100
	TOTAL, 41 PROJECTS		$14,769,900

1987-89 MAJOR CAPITAL PROJECTS

(for which preplanning funds are included in the 1985-87 request)

1985 Capital Priority	College	Project Title	1987 Appropriation Required
1	So. Puget Sound	Phase II	$ 6,860,000
2	Spokane	voc-tech bldg.	8,733,000
3	Seattle Central	Edison No. renov.	6,574,000
4	Spokane Falls	applied arts bldg.	5,726,000
5	Tacoma	computer facility	2,369,000
6	Columbia Basin	library remodel	1,105,000
7	Clark	bus. educ. bldg.	6,773,000
8	Skagit Valley	Whidbey LRC	2,074,000
9	Everett	library	3,136,000
10	Shoreline	voc/art facility	956,000
11	Lower Columbia	LRC addition	1,687,000
12	Green River	theater	3,163,000
13	Bellevue	LRC addition	1,341,000
14	So. Seattle	performing arts	6,046,000
15	Yakima	Prior Hall renov.	1,891,000
16	Skagit Valley	LRC addition	1,556,000
17	Walla Walla	health sciences	1,540,000
18	Spokane Falls	business education	941,000
19	No. Seattle	science remodel	813,000
20	Olympic	LRC addition	1,032,000
21	Lower Columbia	applied arts	1,154,000
22	Edmonds	performing arts	4,307,000
23	Olympic	food services	4,761,000
Total, 23 projects			$74,538,000

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